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## Community Responses to Questions: Poster boards

### What are the biggest challenges to housing in Encinitas?

1. Traffic! On Leucadia Blvd!!
2. Pleasing present property owners
3. Easing traffic!
4. Need jobs and housing co-located, or better transit to solve this [easing traffic]
5. Why do we want to encourage low income families? Carlsbad has many problems with that population. Workers can drive to Encinitas.
6. No [referring to comment 5]
7. The City thinking they know it all.
8. Hah! The Ca Education system. Really letting our children down w/o providing thinking skills to make a decent income or career path with a future.
9. Begin requiring every project to provide "affordable housing." No units, no permit!
10. Same [referring to comment 9]
11. Prices are high. People who cannot afford Encinitas are demanding homes.
12. People who live here are being forced out - that's not OK.
13. Enough people already!!
14. Vulture investors
15. NIMBYs
16. Many units have been put on short term rentals – a big loss to our rental housing inventory. Small, [illegible] units easy to rent!
17. How do we get apartment houses and condos built? Do not lower parking standards
18. High property costs! One size fits all housing laws do not fit in Encinitas
19. Too much demand due to weather! Price and rents will rise faster than the State average
20. Maintaining community character (low density + height) which is why Encinitas was incorporated to preserve
21. Not using public land ie. L-7 to be utilized for affordable housing – this is what we fight for

### What creative ways can Encinitas provide housing in the future?

1. Put L7 back on the Housing Element
2. Modular homes and using prefab companies
3. Relax the zoning on older properties for original homeowners to build the granny flat that they want to build plus add to housing #s
4. The new options for building accessory units is a big step towards getting new units
5. City should try some tiny homes
6. All new housing should include a unit over the garage like the houses on the B[illegible] old property at Santa Fe and Lake
7. Underground railroad tracks and you will create a lot of space for both housing and public amenities. Look at Chicago for example of using airspace above rail lines.
8. Efficiency units for single or a couple with children could be built on top of stores ie Walmart and Target, Home Depot for their employees
9. Yes! [response to comment 8]

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10. No development without some affordable units, period. No increase of density. Density causes problems! Mice kill each other if too crowded
11. Affordability by design
12. Empty whole foods store > apartments?
13. Add apartments above shops on El Camino.
14. Tiny eco-village combines with agriculture
15. Apartments for students at Mira Costa – put housing at locations that make sense and reduce need for cars.

**What are challenges to buying and renting housing in Encinitas?**

1. More demand than supply because of weather. Encinitas is not Urban, it's coastal suburban. Housing Unit requirements should be allocated on a countywide base to provide more flexibility.
2. Income disparity since 1990's compared to housing rental and mortgage rates
3. Prices are high with good reason "location location location"! Low crime, good schools, quality of life. Earn a good living and you can live here.
4. Not enough low, med-low and moderate units on the market – many being rented as short term.
5. Venice, Italy has happy workers that cannot afford to live in the city. They must take the train into Venice and then take the vaporetto's to the stop nearest their place of employment. Then they walk to work! They are happy workers and proud of their work in Venice.
6. Families cannot compete with greedy rich developers who drop cash on older homes and then turn them into unaffordable luxury mansions. Incentives for sellers of older/less expensive homes to sell to families/residents and not investors?
7. People feel entitled to live in Encinitas, I think they need to earn the right.
8. The average home in Encinitas is now 1.5 million that is beyond what our support staff and service workers can afford.
9. If it doesn't get under control we will end up with the Bay area nightmare – poor have to live far out and drive in, rich live here and drive out to work. Awful future. \* Rent control!

**What unanswered questions you have?**

1. Why is Leucadia burdened with the majority of the sites? Should we equally distribute among all communities. Olivenhain, Cardiff, Encinitas and Leucadia!
2. Encinitas is a Charter City! We do not have to accept Sacramento Housing Plans!
3. Amen! [in response to comment 2]
4. How can we spend 10 million on pedestrian walkway and not be able to afford to build low income housing on L7?
5. How do we avoid all the incentives in the density bonus projects. It's not the higher density that negatively impacts the older neighborhoods it's the short setbacks, no parking, narrow streets, etc.
6. & luxury mansions we don't need [in addition to comment 5]
7. We should band together with neighboring cities and sue Sacramento!
8. Encinitas has a responsibility to protect its assets! The beach, cliffs, lagoons, and especially the inland bluffs in all of Encinitas. No buildings should not be built on or near sensitive land. Not happy that we don't fight back and have "smart growth." 15% for low income is nothing!

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9. Destroy the Hsg Ele map land with high density just for small amount of low income!
10. When will we vote in laws that require conformance with environmental regulations? i.e. to solve the climate crisis, we must build smart. This needs to be built into law. – small homes & trees & solar & protect open space.
11. Yes sir! Love our “open space”! BTW: “open space” is not the distance between two cars
12. Infrastructure! Encinitas Blvd is a horror story now wit development at Enc. Blvd and Quail garden it will be impossible
13. \*yes [response to comment 12]

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## Community Responses to Questions: Hand-outs

### What are challenges to buying and renting housing in Encinitas?

1. Cost. Lack of mid-level housing to allow people to move up from ADU's and smallest units and allow new people to come in
2. Too many people competing for a limited carrying capacity, expectation that everyone can live here.
3. Knowing the City Council is homeless and low income friendly, makes us want to buy/rent in another city. The future of this city looks bleak.
4. High property costs, smaller units being rented short term and taking those units out of long-term rental market, parking is already a problem downtown and in areas with apartments and accessory units.
5. Inventory and cost
6. NA
7. NA
8. High prices, fear, economic exclusivity. There is a need for more diversity in size of homes, apartments, condos in both market and rentals, A diverse community – good mix of diverse rentals and market affordability is needed. Also, rentals near downtown Encinitas tend to be noisy due to too many bars in downtown area.

### What creative ways can Encinitas provide housing in the future?

1. Tiny home clusters with shared “community rooms” co-housing -multigenerational developments mansionization ordinance – limit the size of big homes
2. We are already doing it with ADU's. Limit size of units – higher density > smaller units.
3. Keep ADU program (only) going, stay out of housing – not your job to provide housing. The “market” does this, not elected officials, city council folks.
4. Require our [illegible] to actually get low and moderate housing built, the density bonus law works against getting low income housing built where property costs are high
5. Tiny or small houses
6. Private/public partnerships to [illegible] land to build affordable housing
7. Subdivisions in Olivehain
8. Offer incentives to owners with large lots or who buy land here is they will hire a contractor/developer who will build small homes, condos or apartment (1 bed/1 bath) on this property. Place L-7 property on available to build list and search for a builder who will build small low income and market rate homes, efficiency apartments, or condos. Also, more transit accessibility in some areas would help. We need to grow but in an earth friendly way (small, solar powered homes, recycled materials).

### What are the biggest challenges to housing in Encinitas?

1. NIMBYs, Prop A
2. Preserving quality of life in out established residential neighborhoods.
3. Maintaining quality of liked for Encinitas property, home + business owners, tax-payers. We are the “Shareholders,” not outsider interests hell bent on bringing homeless + low income multi family units.

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4. High property costs, developers not willing to build low to moderate where they can make more \$\$ building high [illegible] homes, the density bonus law negatively impacts the neighborhoods because of all the waivers – not just the increased zoning
5. Build apartment complexes off of El Camino Real where there are busses and enough businesses, growing stores, restaurants etc. to not increase traffic like it would in other areas like the coast.
6. Affordability... need to look at uniform building codes and not require retention [illegible] and dual black/grey water plumbing systems...these add 10% to building costs!!
7. Traffic is the biggest challenge. Adding more housing is not practical because it will make traffic congestion unlivable for residents.
8. Cost, no diversity, homes offered are too big. And many locals don't want any growth.

**What unanswered questions you have?**

1. NA
2. How do we get Scott Wiener et al. off our backs? How do we get affordability from density bonus? Yield is low. How do we reestablish local control?
3. Why do you want to let Sac and SANDAG dictate our future with faulty forecasts and numbers? Keep it up, prices will go down, people will move out, lower taxes for the City. Since we are a "Charter" City, we don't need these numbers thrown at us.
4. What can we do to actually get low and moderate income housing built? What is going to happen on L7? Can we keep mobile home parks at low costs? How do we actually get student dorms built?
5. Find creative solutions to qualifying unpermitted units to get permits - maybe an "exception" type of permit. The last program to get them permitted didn't have enough flexibility. Many units can't reasonably be brought up to code, find a way to qualify them and they get added on to #s.
6. Why did L-7 come off Housing Element!!!
7. Why is developer/city council collusion and pay-to-play fundraising tolerated?
8. Why doesn't the state, county, and cities require a more diverse mix of home sizes? If we need housing in these times, we need to downsize and share more – so why aren't governments dealing with this? Making lots available to build is not really addressing the issue – why isn't more size and cost diversity happening?